



## 65 Leek Road, Congleton, CW12 3HX

Offers In The Region Of £335,000

- Immaculately Presented Three-Bedroom Semi-Detached Property
- On-Trend Family Bathroom
- Good Size Frontage With Off-Road Parking For Multiple Vehicles
- No Upward Chain
- Two Well-Proportioned Reception Rooms
- Substantial Lawned Gardens
- Highly Regarded Location Of Mossley
- Modern Fitted Kitchen
- Detached Garage
- Close To Local Amenities & Mossley Primary School



# 65 Leek Road, Congleton CW12 3HX

\*\*\*NEW INSTRUCTION\*\*\*

Nestled in the desirable Mossley neighbourhood of Congleton, this three bedroom semi-detached home presents an opportunity to acquire a charming and versatile residence in a well-established and quietly sought-after area. Set back from the road and benefiting from mature gardens, the house offers an inviting sense of privacy and peace yet remains conveniently close to local amenities and transport links.



Council Tax Band: D



Step inside and you'll find well-proportioned newly renovated living spaces, designed to accommodate family life and entertaining with ease. The lounge allows all the natural light to flow through courtesy of the spacious window, whilst the separate dining room flows effortlessly from the kitchen, creating a layout that works beautifully for both everyday living and hosting guests.

Continuing onto the first floor there are three well-appointed bedrooms (two being doubles) served by an on-trend family bathroom.

Externally the generous plot continues to impress. The rear garden offers a peaceful and private retreat, with ample space for landscaping, children's play or alfresco dining. There is also a long driveway with parking for several vehicles and a detached garage for secure off-street parking and storage which is certainly an advantage.

Located in a popular and family-friendly area, Leek Road enjoys easy access to the local shops of Hightown or Congleton town, schools and the train station making it ideal for commuters, first time buyers, young families or downsizers looking for a comfortable and convenient home in Congleton.

This property is offered with no onward chain, making it an excellent opportunity for buyers seeking a straightforward move in one of Congleton's most desirable neighbourhoods.

Interested? Contact us today to arrange a viewing and discover how this home could suit your lifestyle a lovely semi-detached property offering both comfort and potential.

#### **Entrance Porch**

Having a UPVC double- glazed front door with access into the entrance hallway

having UPVC double -glazed windows to the side

#### **Hallway**

Front door with access into the entrance hallway. Stairs to the first -floor accommodation and access to the ground floor. Wood effect laminate flooring. Double radiator. Handy storage cupboard under the stairs with hanging space and storage.

#### **Lounge**

15'9" x 10'5"

Having a UPVC double- glazed window to the front aspect. Double radiator. Wood effect laminate floor.

#### **Dining Room**

8'10" x 11'4"

Having UPVC double- glazed sliding patio doors with access to the patio area and gardens. Double radiator. Wood effect laminate floor.

#### **Kitchen**

10'11" x 6'1"

Having a UPVC double- glazed window to the rear and side aspect. Comprising of a range of wall cupboards and base units with work surfaces over with matching up stands incorporating a stainless steel sink and drainer with chrome mixer tap over, gas hob with stainless steel extractor hood over. Integral oven. Space and plumbing for washing machine, dishwasher and space for fridge freezer. Wood effect laminate flooring. Recessed downlights.

#### **First Floor Landing**

Having a UPVC double glazed window to the side aspect. Access to the loft. Handy storage cupboard housing the boiler.



### Bedroom One

12'4" x 9'10"

Having a UPVC double- glazed window to the front aspect. Double radiator.

### Bedroom Two

12'1" x 10'7"

Having a UPVC double -glazed window to the rear aspect overlooking the garden. Double radiator.

### Bedroom Three

9'2" x 7'10"

Having a UPVC double- glazed window to the front aspect. Double radiator.

### Family Bathroom

6'9" x 4'10"

Having a UPVC double- glazed obscured window to the side aspect. Comprising of a three-piece suite featuring a bath with shower over and separate rainfall showerhead, wall mounted wash hand basin with chrome mixer tap over and wall- hung WC with push flush. Chrome heated towel rail. Partially tiled walls. Wood effect laminate flooring. Extractor fan.

### Externally

To the front of the property there is good size frontage with lawned garden and ample off road private parking for multiple vehicles - access down the side of the property to the detached garage.

To the rear of the property there is larger than average lawned garden offering a good degree of privacy for the prospective purchaser along with flagged patio areas.

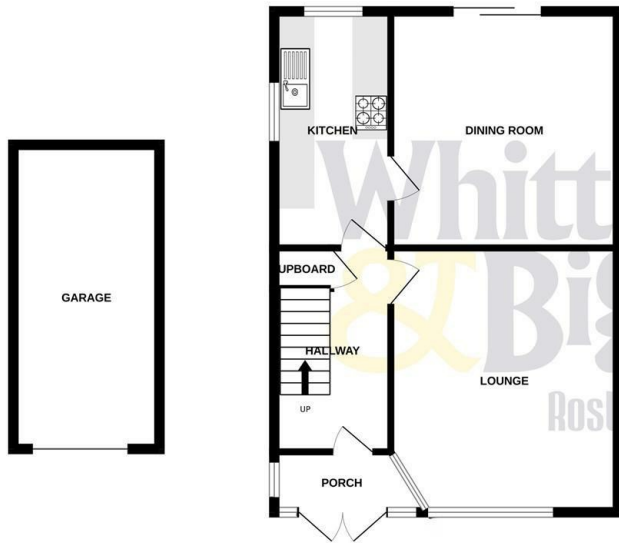
There are also two sheds and a brick storage area adjoining the house.



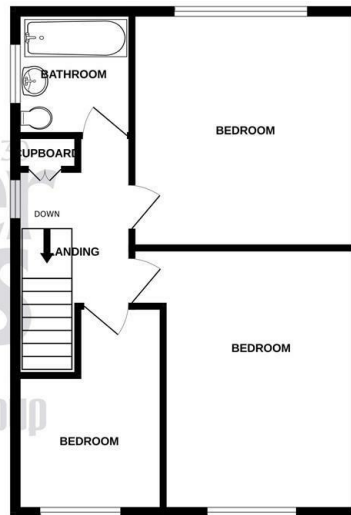




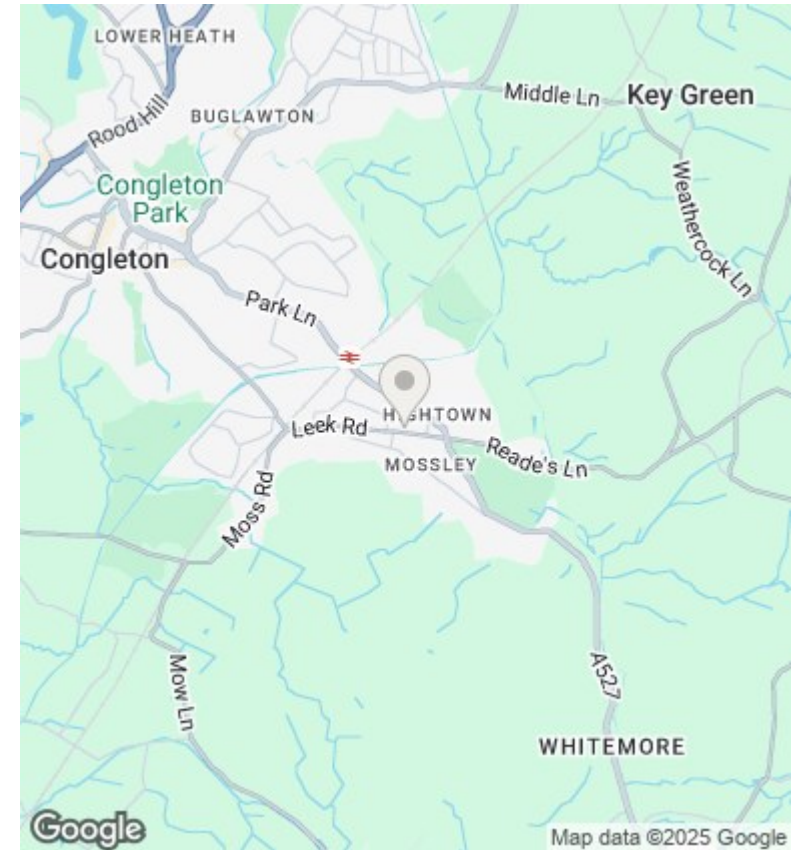
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 